THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153122** Karen Johnson Davidson County Batch# 1378818 DEEDWARR 02/10/2026 02:49:30 PM 3 pgs Fees: $18.00 Taxes: $3,910.90 20260210-0010256	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,057,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2026. Notary Public My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-3-2029

WARRANTY DEED

Address New Owner: Andrew Huffman & Sarah Huffman 3114 Belwood Street Nashville TN 37203	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 104 02 1M 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph S. Crotty, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Huffman and Sarah Huffman, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 3114 BELWOOD COTTAGES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170425-0040485 as amended in Instrument No. 20180914-0091481, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph S. Crotty, a married man, by Warranty Deed from Jonathan Plump and Taylor Francy husband and wife, of record in Instrument No. 20181019-0103886, in the Register's Office of Davidson County, Tennessee, dated August 10, 2018, and recorded on October 19, 2018. Ao Yang joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as Spouse of Joseph S. Croty.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Pages 82 and 83.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170425-0040485, as amended in Instrument No. 20180914-0091481.

Charter for 3114 Belwood Cottages Owners Association, Inc. recorded as Instrument No. 20170425- 0040482.

This is improved property located at 3114 Belwood Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 03rd day of February, 2026.

Joseph S. Crotty

Joseph S. Crotty

AO YANG

Ao Yang

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph S. Crotty and Ao Yang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. By means of physical presence. ID produced: FL Drivers Licenses

Witness my hand, at office, this 03rd day of February, 2026.

Notary Public Beth McKinnon
My Commission Expires: 11-15-2027

BETH MCKINNON
Notary Public - State of Florida
Commission # HH 423792
My Comm. Expires Nov 15, 2027

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 3 day of February, 2026.

Affiant Signature
Date 2/6/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027